



Juan Fregoso <juan.fregoso@lacity.org>

Document(s) we discussed today

4 messages

Sachin Medhekar <sachin.epnc@gmail.com>
To: "juan.fregoso@lacity.org" <juan.fregoso@lacity.org>

Tue, Jan 29, 2019 at 7:06 PM

Hey Juan,

It was great meeting up with you earlier today! I'm just following up about the document I requested.

Basically something that summarizes why the lot at El Centro has been chosen above other options, and which has an appendix with all the relevant information gathered and evaluated about all the lots that ultimately led to this decision.

Like I mentioned, I'm ok if currently this information is spread out over multiple docs, I can just synthesize the info myself.

Thanks so much for your help!

Best,
Sachin

Juan Fregoso <juan.fregoso@lacity.org>
To: Blair Miller <blair.miller@lacity.org>, Christine Peters <christine.peters@lacity.org>

Mon, Feb 4, 2019 at 10:57 AM

FYI.

[Quoted text hidden]



Juan Antonio Fregoso

Field Deputy - Echo Park, Historic Filipinotown, Rampart Village, and Westlake N.
Office of Councilmember Mitch O'Farrell, 13th District
1722 Sunset Blvd., Los Angeles, CA 90026
213.598.5306 m / 213.207.3015 o | www.cd13.org

Follow @mitchofarrell on:

Christine Peters <christine.peters@lacity.org>
To: Juan Fregoso <juan.fregoso@lacity.org>
Cc: Blair Miller <blair.miller@lacity.org>

Mon, Feb 4, 2019 at 11:01 AM

They have been sent the available online documents?

That is all that is available. Just reply as such and copy me.

Christine Peters
Policy Director
Office of Councilmember, Mitch O'Farrell, 13th District
Los Angeles City Council
[200 N. Spring Street, Room 480, Los Angeles, CA 90012](http://200nSpring.com)
(213) 473-7013 tel | (213) 473-7734 fax | www.cd13.org

Find the Councilmember on Facebook, Twitter and YouTube!

Follow me on social media:

[Quoted text hidden]

Hi Sachin,

I am looping in Christine Peters with our office who is the point on the project and can help answer more specific questions. I am working on an updated monthly report regarding this project that sums up the information we have handed out. Below is an updated summary of the information I sent to Tad and Darcy recently.

As part of the [Mayors Comprehensive Homeless Strategy](#), the City Administrative Officer (CAO) was tasked with assessing and evaluating City owned properties to see which ones could be used for affordable housing. That report is the [City Owned Surplus Property Report](#).

Below is a general breakdown of the City Lots between Glendale Blvd and Echo Park Ave:

LADOT Lot #	Address	Size	Number of Spaces	Zoning
643	1147 Echo Park Avenue	15,000	43	R4-1VL-CDO
662	1152 Lemoyne Street	26,750	82	R4-1VL-CDO
663	1146 Logan Street	14,000	38	R4-1VL-CDO
676	1146 Glendale Boulevard	3,500	9	C2-1L-CDO

LADOT requires that any public parking at DOT lots be fully replaced on site if there is a change of use. In this case, the change of use would be turning the parking lot into a housing development.

LADOT Lots #643, #662, and #663 are all subject to height limitations imposed by zoning. LADOT Lot #676 is not subject to that height limitation and has the least amount of parking spaces the would need to be replaced.

There are no cost for the overall project as we not that far in the process. We can can tell you anecdotally, that the cost to develop the lots between Echo Park Ave. and Lemoyne, would be much higher. The Zoning of these lots has a height limit of 45 ft. and would require subterranean parking which raises construction costs and would deliver less units. The costs of replacing the parking is significant. Generally speaking, the estimate is about \$50K/Parking Space for subterranean parking. At our recent tour of the Westlake Mosaic Gardens, the cost for their parking came out to about \$100K per space. Again there are many factors that would determine the ultimate number, but you can get a rough estimate of how much more it would be to replace the parking for each lot.

The overall footprint of the proposed project has not been determined, please see the Lot Description Sheet for more details on the specific lots.

The determination regarding impact on the playground area has not been made. The discussions have always been to provide a "no net loss" of uses. The site is being looked at as a whole to reconfigure the uses, and to maximize the site for the necessary housing and services. I attached the information we have and you took when we met.

We will keep everyone updated as we get information to share. Please continue to work with Darcy and Tad as they have been apart of our working group and may already have answers to some of your questions.

[Quoted text hidden]

[Quoted text hidden]

2 attachments

 [FINAL - CD13 Community Open House \(FAQ-Questionnaire\).pdf](#)
12303K

 [Open House_ 1140 - 1146 Glendale Blvd 12.11.18 .pdf](#)
307K